



Agricultural Land Commission
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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-38113

Jim Little
c/o Mackeno Ventures
SS2 - Site 13 - Comp 23
Fort St. John, BC V1G 4H4

Dear Mr. Little:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 359/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

cc: Peace River Regional District (020/2008)

Enclosure: Minutes/

SBR/
i/38113d1

3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 60% Class 4X – 40% Class 4W with cumulative and minor adverse characteristics (X) and excess water (W) Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

While the Commission acknowledges that the portion of the property where the stream runs through may be difficult to farm because of excess water as well as the riparian restrictions, the Commission believes that the property has agricultural capability and is correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe that subdivision of the property into two 32 ha lots is consistent with long term agricultural activity and productivity and that retaining agricultural lands in larger parcel sizes increases the agricultural options for these properties. The Commission believes the proposal would impact existing or potential agricultural use of the subject property.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Dowswell
SECONDED BY: Commissioner Norton

THAT the application be refused.

CARRIED

Resolution # 359/2008